



February 11, 2020

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CITY CLERK'S OFFICE
2020 FEB 11 P 2:35
BOSTON, MA

Maureen Feeney, City Clerk
City Hall, Room 601
Boston, MA 02201

Dear Madam:

Notice is hereby given in accordance with Section 23B of Chapter 39, as Amended, of the General Laws; and, with Section 20b of Chapter 30A of the General Laws, that the Meeting of the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency will be held at 3:30 P.M. on Thursday, February 13, 2020 at the BPDA in the Kane Simonian Room, Room 900, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

**BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY
BOARD OF DIRECTORS' MEETING AGENDA
SCHEDULED FOR FEBRUARY 13, 2020 AT 3:30 P.M.**

MINUTES/SCHEDULING

1. Request authorization for the approval of the Minutes of the January 16, 2020 Meeting.
2. Request authorization to advertise a Public Hearing for March 12, 2020 at 5:30 p.m.; or a time and date to be determined by the Director, to consider the Master Plan for Planned Development Area No. 124, Suffolk Downs and its five associated Phase 1-5 Development Plans; and, to consider the Suffolk Downs Project in East Boston as a Development Impact Project.
3. Request authorization to advertise a Public Hearing for March 12, 2020 at 5:40 p.m.; or a time and date to be determine by the Director, to consider the Fourth Amendment to the Planned Development Area No. 67, Olmsted Green Project, Mattapan.

PLANNING AND ZONING

4. Board of Appeal

5. Informational Update: The Boston Civic Design Commission Annual report for 2019.

LICENSE AGREEMENT/LEASE/MEMORANDUM OF AGREEMENT

6. Request authorization to execute an amendment to the Lease Agreement with Boston Waterboat Marina, Inc. to allow use of 250 square feet of land and 96,625 square feet of water sheet on the north side of Long Wharf, located in the Downtown Waterfront-Faneuil Hall Urban Renewal Area for dockage and passenger loading for seaplanes.
7. Request authorization to enter into a ten-year lease with Fenway Community Health Center, Inc., in the China Trade Center located at 2 Boylston Street.

REQUEST FOR PROPOSALS/INVITATION FOR BIDS/CONTRACT

8. Request authorization to advertise and issue a Request for Proposals for the sale of 15 Mills Street in Roxbury for permanent parking.
9. Request authorization to execute a construction contract with ACK Marine and General Contracting LLC for the Culvert and Sinkhole Repairs at the Charlestown Navy Yard Pier 4, in an amount not to exceed \$713,200.00.
10. Request authorization to advertise and issue a Request for Qualifications for a licensed design consultant to provide design drawings and construction administration for the basement waterproofing at the China Trade Center.
11. Request authorization to amend the contract for the Janitorial Cleaning & Maintenance Services at the China Trade Center to reflect AMPM Facility Services Corp.'s merger into its parent company, GDI Services, Inc.; and; to increase the contract amount by \$35,000.00.
12. Request authorization to enter into a two-year contract with ABM Industry Groups, LLC d/b/a ABM Parking Services for parking management services for four parking assets, in an amount not to exceed \$249,204.00 with 3 one-1 year options; if all three options are exercised the amount will be up to \$623,010.

13. Request authorization to extend the design contract with Hartranft Lighting Design, LLC for the Congress Street Bridge Lighting Project for an additional twelve months.

TENTATIVE/FINAL DESIGNATION/EXTENSION

14. Request authorization to extend the Final Designation of EBCDC, Inc., the non-profit corporation affiliated with the East Boston Community Development Corporation, for the lease and redevelopment of 146-172 Condor Street in East Boston.

CERTIFICATE OF COMPLETION

15. Request authorization to issue a Certificate of Completion for the Project located 1486 Tremont Street to 1480-1486 Tremont Street, LLC and to approve the transfer of the Project to 1480 Tremont Management, LLC, as Trustee of 1480 Tremont Realty Trust.

ARTICLE 80 DEVELOPMENT/IDP NOT OPEN TO PUBLIC TESTIMONY

South Boston

16. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction of 34 homeownership units including 6 IDP units, and 14 off-street parking spaces located at Six Glover Court; and, to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Brighton

17. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction of 32 homeownership units including 4 IDP units, and 27 off-street parking spaces located at 100-110 Lincoln Street; to enter into a Community Benefit Contribution Agreement; and, to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

18. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the construction of the JJC Carroll Redevelopment consisting of 142 affordable rental units, a 7,000 square feet of common space, an 11,000 square foot Program for All-Inclusive Care for Elderly Center, 1,000 square feet of commercial space and 70 off-street parking spaces located at 130 Chestnut Hill Avenue; and, to take all related actions.

Roxbury

19. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the construction of 62 affordable rental units, including 8 homeless units and 12 condominium units, including 8 affordable units, a 2,500 square foot space for the Haley House Bakery Café, retail and artists work studios and 31 off-street parking spaces located at 2147 Washington Street; and, to take all related actions.

Mattapan

20. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the construction of 30 income restricted senior rental units, 1,500 square feet of interior common space and 12 on-site parking spaces located at 150 River Street; and, to recommend approval to the Board of Appeal for the necessary zoning relief subject the BPDA design review; and, to take all related actions.

East Boston

21. Request authorization to issue a Preliminary Adequacy Determination waiving further review of Article 80, section 80B-5.3(d) of the Zoning Code for the construction of 145 residential rental housing units, including 21 IDP units, 3,200 square feet of retail space, 2,155 square feet of artist workspace; 61 off-street parking spaces and 145 bicycle storage spaces located at 283-308 Bremen Street; to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Dorchester

22. Request authorization to issue a Certification of Approval pursuant to Article 80E, Small Project Review of the Zoning Code for the renovations to the interior and exterior of Floor & Décor consisting of 82,378 square feet with 118 off-street parking spaces located at 729 Morrissey Boulevard, to recommend approval to the Board of Appeal for the necessary zoning relief; and, to take all related actions.

Downtown

23. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the construction of an additional 77 hotel rooms to the existing 112-room Onyx Hotel with ground floor retail/restaurant space and rooftop amenities located at 155 Portland Street; and, to take all related actions.

Roslindale

24. Request authorization to enter into an Affordable Rental Housing Agreement and Restriction for 2 IDP rental units located at 602 Canterbury Street.

PUBLIC HEARING OPEN TO PUBLIC TESTIMONY

25. 5:40 p.m.: Request authorization to adopt a Minor Modification to the South Cove Urban Renewal Plan with respect to Parcel P-12C to allow for residential, commercial, public community space and parking uses; to issue a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) of the Zoning Code for the construction of 168 income restricted units, consisting of 63 homeownership and 105 rental units; a 200-room hotel; a 2,500 square feet of ground floor retail space, and a 8,000 square feet of ground floor community space; and 340 off-street parking space garage, all located at 288-298 Tremont Street (Parcel P-12C) in the Midtown Cultural District; to approve the 290 Tremont Street Project as a Development Impact Project; and to take all related actions.

ADMINISTRATION AND FINANCE

26. Request authorization to expend \$105,995 to Project Place for the beautification of Massachusetts Avenue and Melnea Cass Boulevard, with the BioSquare II Physical and Community Improvements fund; and, to enter into a grant agreement.
27. Personnel
28. Contractual
29. Director's Update

Very truly yours,



Teresa Polhemus, Secretary